

Dubois County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Dubois County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Dubois County has one cross-county unit, Upper Patoka Lake Conservancy. Dubois is the major county and Pike is the minor county unit. A Conservancy District is a special taxing district created to provide flood control, irrigation, potable water or wastewater service within a specified area. The cost of providing these services are charged to landowners in the form of a special assessment based on the benefit provided. These special assessments are added to the property tax bill of each landowner and collected along with property taxes. Since the benefit derived may not relate to the assessed value of the property, these assessments are normally expressed in terms of dollars of assessment and not as a tax rate per \$100 of net assessed value. Therefore, the Conservancy District special assessment has not been included in this analysis.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net increase in tax levy for Pay 2008 on a county-wide basis was approximately \$3.0 million, or 5.81%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar increases in levy were due to the County unit (\$651,852), the Greater Jasper Consolidated School Corp (\$1,279,668), and the NE Dubois County School Corp (\$426,955).

Dubois County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$3,828,585	\$4,018,821	\$190,236	4.97%
Children Psychiatric Residential Treatment	24,555	62,125	37,570	153.00%

Dubois County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare – Family and Children	\$912,640	\$1,285,337	\$372,697	40.84%

Both Children's Psychiatric and Welfare levied up to maximum rate for 2008. Total County levy increased by \$651,852 or 9.56%.

Marion Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$7,271	\$2,808	-\$4,463	-61.38%
Township Assistance	-0-	11,664	11,664	-%
Fire	7,142	9,403	2,261	31.66%

Township unit received a levy excess for township assistance (\$7,000) and volunteer fire (\$2,000). Total Township levy increased by \$9,549 or 64.08%.

Northeast Dubois County School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$1,932,118	\$2,042,126	\$110,008	5.69%
Debt Service	543,337	799,669	256,332	47.18%
Bus Replacement	89,925	103,140	13,215	14.70%

Total School levy increase of \$426,955 or 10.34%.

Southeast Dubois County School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$2,202,548	\$2,361,788	\$159,240	7.23%
Debt Service	1,318,568	1,482,705	164,137	12.45%
Bus Replacement	64,873	76,625	11,752	18.12%

The School had a shortfall appeal in the amount of \$77,192. Total School levy increase of \$408,028 or 7.56%.

Greater Jasper Consolidated School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$8,179,534	\$8,465,448	\$285,914	3.50%
School Pension Debt	1,189,960	1,085,314	-104,616	-8.79%
Capital Projects	3,053,462	4,004,808	951,346	31.16%

Total School levy increase of \$1,279,668 or 6.55%.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	7.18%
Industrial	1.20%
Commercial	3.14%
Residential	5.21%
Exempt	7.32%
Utility	0.05%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	15.24%	15.55%
Industrial	8.31%	8.01%
Commercial	13.00%	12.77%
Residential	59.38%	59.50%
Exempt	4.05%	4.14%
Utility	0.02%	0.02%

As can be seen from the analysis, a shift from industrial and commercial property to agricultural, exempt, and residential property occurred. This shift was approximately 0.53%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
BAINBRIDGE TOWNSHIP	-2.16%	0.32%	2.53%	5.60%	6.61%	-1.73%
JASPER CITY	3.40%	5.18%	1.72%	3.88%	5.32%	-5.08%
BOONE TOWNSHIP	25.58%	28.10%	2.01%	4.95%	6.02%	-2.18%
CASS TOWNSHIP	12.90%	5.44%	-6.60%	-5.20%	-4.93%	-13.36%
HOLLAND TOWN	18.41%	8.75%	-8.15%	-7.39%	-6.33%	-17.30%
COLUMBIA TOWNSHIP	5.95%	7.86%	1.81%	5.05%	6.62%	-3.50%
FERDINAND TOWNSHIP	4.91%	9.61%	4.47%	6.82%	7.89%	-1.41%

FERDINAND TOWN	1.30%	5.54%	4.19%	5.97%	7.38%	-3.84%
HALL TOWNSHIP	5.64%	10.69%	4.79%	8.30%	9.96%	-0.52%
HALL TOWNSHIP II	-5.50%	-3.74%	1.86%	5.18%	6.77%	-3.36%
HARBISON TOWNSHIP	12.77%	17.82%	4.48%	7.84%	9.46%	-0.91%
HARBISON TOWNSHIP II	1.60%	3.44%	1.81%	5.08%	6.64%	-3.39%
JACKSON TOWNSHIP	1.99%	6.68%	4.59%	6.97%	7.99%	-1.17%
JEFFERSON TOWNSHIP	4.37%	9.04%	4.47%	6.83%	7.88%	-1.33%
BIRDSEYE TOWN	-0.40%	4.08%	4.50%	6.44%	7.83%	-3.38%
MADISON TOWNSHIP	6.08%	8.50%	2.29%	5.30%	6.33%	-1.96%
MARION TOWNSHIP	2.34%	7.98%	5.52%	9.20%	10.95%	0.59%
MARION TOWNSHIP II	3.86%	6.27%	2.32%	5.74%	7.40%	-2.69%
PATOKA TOWNSHIP	11.79%	4.53%	-6.49%	-5.06%	-4.79%	-13.30%
HUNTINGBURG CITY	2.93%	-1.74%	-4.54%	-3.25%	-2.49%	-14.29%
JASPER MADISON	16.58%	18.57%	1.71%	3.86%	5.31%	-5.09%
JASPER BOONE						
Average	6.40%	5.67%	1.39%	3.91%	5.13%	-4.72%

Downward pressure on tax rates came from increases in Assessed Value due to trending and the increased Homestead Credit rate. Upward pressure on tax rates came from increases in tax levies.

Assessment Status

According to DLGF staff, real property and sales data are in compliance with departmental and statutory requirements, and auditor data will not be available until after certification is complete. Until review is completed, it is not possible to say whether the data is compliant with departmental and statutory requirements.

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial	11.0%	1.1%	31.0%	18.6%	21.5%	16.8%
Industrial	3.2%	0.3%	28.9%	42.0%	19.0%	6.5%
Residential	3.4%	0.7%	31.3%	36.3%	11.1%	17.1%
Agricultural	14.1%	1.5%	50.7%	20.7%	6.5%	6.5%
Exempt	7.5%	0.3%	25.0%	15.8%	32.9%	18.6%
Utility	0.0%	0.0%	8.3%	8.3%	66.7%	16.7%
Overall	5.3%	0.8%	33.2%	33.0%	12.1%	15.6%

TIF Neutralization Worksheets

The County has Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were not reviewed for numerical accuracy but for logical analysis and completeness.